

Milwaukee Harbor District
Board of Directors
October 14, 2023, 8:30am - 11:30am

In-person - School of Freshwater Science, 600 E Greenfield Avenue (doors will be open 8:15am - 8:45am,
text Katie if you need to enter after 414.588.7468)
Virtual - See below. Please prioritize in-person.

AGENDA

1. Welcome
2. Approval of Minutes (Hoben)
3. Treasurer's Report
 - a. Balance Sheet, Statement of Activity, Snapshot (Afsari)
4. Milwaukee Harbor Ecological Breakwater (Zeleske)
5. Sep meeting SWOT Review and Discussion (Hoben)
6. Organizational Funding History (Torhorst)
7. Inflation Reduction Act (Berger)
8. Break
9. Future Growth Opportunities (Torhorst)
10. Fund Development Discussion and Planning
11. Next meeting date January 9, 8:30am, School of Freshwater Sciences

Virtual log-in information:

Join Zoom Meeting

<https://us06web.zoom.us/j/86951277944?pwd=RkZaYUNuTDJXTmxuZnVPUGNjSzlhZz09>

Meeting ID: 869 5127 7944

Passcode: 700646

Milwaukee Harbor District
Board of Directors
September 12, 2023

In attendance:

Board Members: Nahid Afsari, Joanne Anton, Kathryn Berger, Marvin Bynum, Jackie Carter, Paulina Esperanza Gutierrez, Patricia Hoben, Natanael Martinez, Rosamaria Martinez, Heather Nelson, Tom O'Reilly, Jolena Presti, David Stegeman

Previous Board Members: Carolyn Esswein, David Misky

Staff: Tia Torhorst, Yaa Engel, Nora Godoy-Gonzalez, Katie Stensberg, Aaron Zeleske

MINUTES

1. Approval of Minutes (Hoben)
 - a. **Motion to approve the minutes from June 20, 2023 Harbor District, Inc. board meeting. Moved by Kathryn Berger, seconded by Rosamaria Martinez, unanimously approved.**
2. Treasurer's Report (Afsari)
 - a. Balance Sheet, Statement of Activity, Snapshot
 - b. No questions from the board
3. Harbor District's origin story (Esswein, Misky)
4. First 10 years - lessons learned and accomplishments (Hoben, Bynum)
5. Harbor District's current work (Torhorst)
6. SWOT analysis
7. Next meeting date November 14, 2023, 8:30am, School of Freshwater Sciences
8. Meeting adjourned.

Harbor District, Inc.
Balance Sheet
As of September 30, 2023

	<u>As of 9/30/23</u>	<u>As of 8/31/23</u>
ASSETS		
<u>Current Assets</u>		
1010 Checking account	50,615	35,201
1020 Savings account	125,863	125,790
1110 Accounts receivable (Short-Term)	493,745	473,207
1450 Prepaid Expense	858	0
Total Current Assets	\$671,081	\$634,198
<u>Long Term Assets</u>		
1110 Accounts Receivable (Long-Term)	\$0	\$0
<u>Fixed Assets</u>		
1620 Leasehold Improvements	1,421,981	1,421,981
1640 Furniture, Fixtures, & Equip	6,386	6,386
1650 Fixed Assets in Progress	44,500	44,500
1720 Accum Deprec- Leasehold Improvements	-231,925	-231,925
1745 Accum deprec- Furn, Fix, Equip	-4,664	-4,664
Total Fixed Assets	\$1,236,277	\$1,236,277
TOTAL ASSETS	\$1,907,358	\$1,870,476
LIABILITIES AND NET ASSETS		
<u>Liabilities</u>		
2110 Accounts Payable	407,932	400,217
2180 Accrued Vacation	8,101	5,664
2400 Deferred Revenue	0	0
Total Liabilities	\$416,034	\$405,881
<u>Net Assets</u>		
3020 Unrestricted Operating Assets	77,770	57,220
3030 Board-Designated Operating Reserve	17,186	17,186
3040 Unrestricted Fixed Assets	1,236,277	1,236,277
Total 3000 Unrestricted Net Assets	\$1,331,233	\$1,310,683
3100 Temporarily Restricted Net Assets	160,091	153,912
Total Net Assets	\$1,491,324	\$1,464,595
TOTAL LIABILITIES AND NET ASSETS	\$1,907,358	\$1,870,476

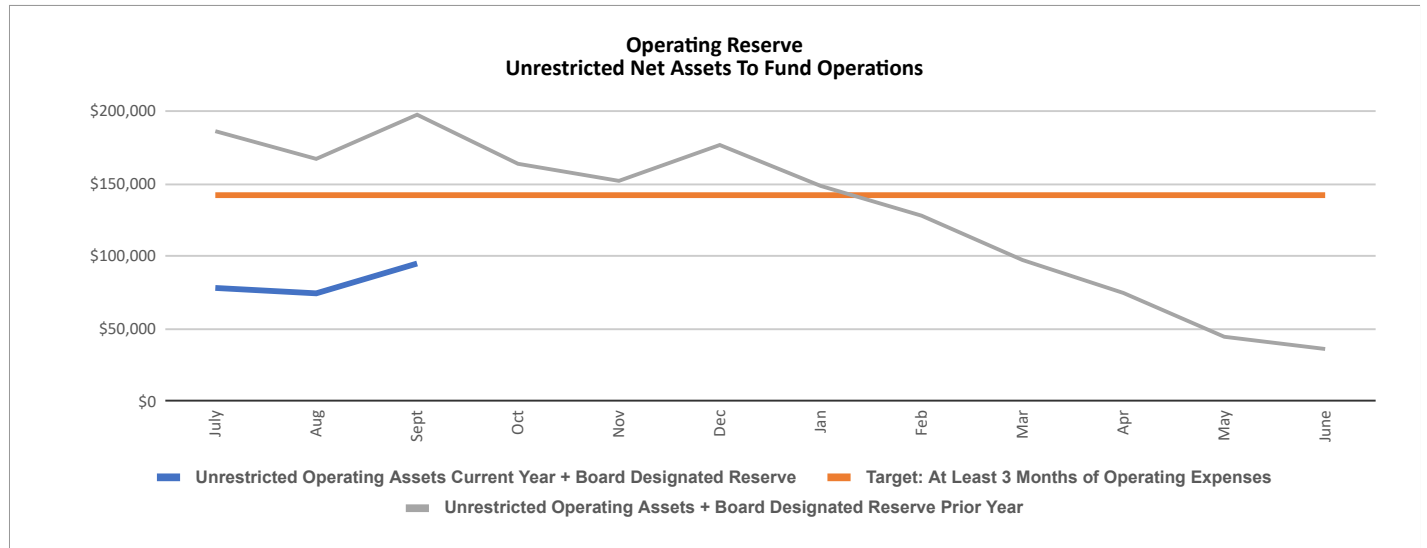
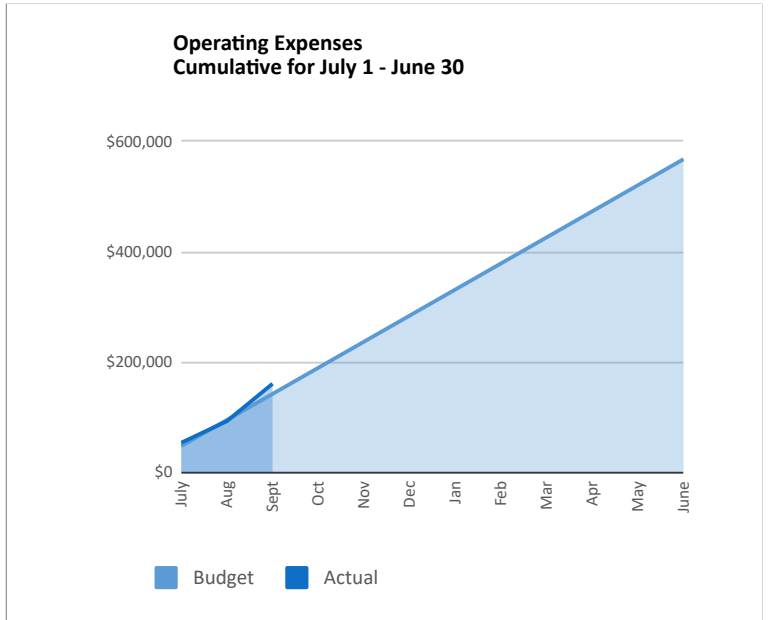
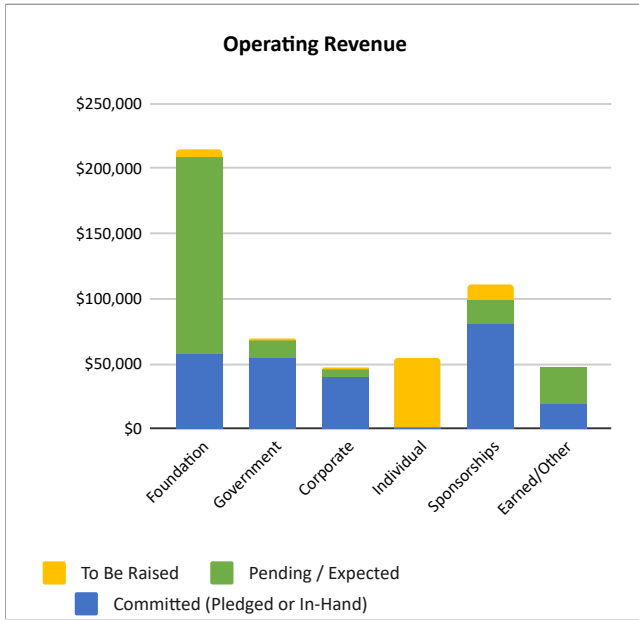
Harbor District, Inc. Statement of Activity September 2023 (25% of Fiscal Year)	Operating Budget 2023-2024					Non-Operating	Organizational
	Actual Sep-23	Actual Aug-23	Actual July-Sept	Budget (Annual)	YTD % Of Budget	Actual YTD	Total Actual YTD
Revenue							
4065 Foundation Contributions	17,400	2,400	57,200	214,800	27%	-32,200	25,000
4070 Government Contributions	1,639	16,899	18,538	69,147	27%	248,932	267,470
4073 Corporate Contributions	40,000	0	40,000	47,500	84%	0	40,000
4074 BID Contributions	0	0	8,000	30,300	n/a	-8,000	0
4075 Individual Contributions	200	200	400	54,000	1%	0	400
4076 Sponsorships	999	22,000	73,649	80,500	91%	-34,150	39,499
4080 Earned Income	15,480	1,996	19,046	47,200	40%	0	19,046
4082 In-Kind Contributions	1,500	0	2,000	4,535	44%	0	2,000
4085 Interest Income	74	77	241	0	n/a	0	241
Total Revenue	\$77,292	\$43,572	\$219,074	\$547,982	40%	\$174,582	\$393,656
Carryover Revenue from FY 22-23			22,184	16,728		255,856	278,040
Total Revenue + Carryover			\$241,258	\$564,710	43%	\$430,438	\$671,696
Expenditures							
7200 Salaries & related expenses	32,205	29,768	90,324	372,580	24%	0	90,324
7240 Benefits	1,105	3,317	5,470	13,500	41%	0	5,470
7250 Payroll taxes	2,358	2,365	6,995	29,806	23%	0	6,995
7540 Consultant & Professional Fees							
7520 Accounting fees	2,106	1,731	3,974	26,000	15%	0	3,974
7530 Legal Fees	0	0	0	0	n/a	0	0
7542 Architecture & Engineering Fees	0	0	0	0	n/a	0	0
7544 Art, Photography, Graphic Design	3,575	0	4,075	4,500	91%	0	4,075
7545 Partner Contracts/Sub-Grants	200	0	7,200	10,000	72%	250,410	257,610
7546 Maintenance Services	0	0	0	0	n/a	0	0
7547 Security Services	0	0	0	0	n/a	0	0
7548 Other Professional Fees	100	0	100	7,800	1%	1,617	1,717
Total 7540 Consultant & Professional Fees	\$5,981	\$1,731	\$15,349	\$48,300	32%	\$252,027	\$267,376
7550 Marketing & Advertising	3,090	90	3,269	4,000	82%	168	3,437
7560 Signage	2,234	0	2,234	2,000	112%	0	2,234
8000 BID Grants to Others	0	0	0	0	n/a	0	0
8110 Supplies Expense	2,160	63	2,460	7,000	35%	143	2,603
8130 Telephone & Internet	250	250	737	4,040	18%	0	737
8135 Meals and Entertainment	859	59	2,672	47,000	6%	0	2,672
8140 Postage, shipping, delivery	0	13	13	100	13%	0	13
8170 Printing & copying	28	-160	-132	200	-66%	0	-132
8175 Software	13	13	39	1,500	3%	0	39
8180 Books, subscriptions, reference	1	1	3	525	1%	0	3
8190 Dues & Contributions	0	200	200	2800	7%	0	200
8195 Licenses and Permits	0	31	227	121	188%	0	227
8210 Rent, parking, other occupancy	716	716	2,835	9,300	30%	0	2,835
8260 Furniture Fixtures & Equipment	0	0	0	0	n/a	0	0

Harbor District, Inc.
Statement of Activity
September 2023 (25% of Fiscal Year)

	Operating Budget 2023-2024					Non-Operating	Organizational
	Actual Sep-23	Actual Aug-23	Actual July-Sept	Budget (Annual)	YTD % Of Budget	Actual YTD	Total Actual YTD
8270 Equipment Rental	3,592	226	8,879	12,000	74%	0	8,879
8280 Boat, Bus, and Venue Rentals	4,409	493	8,494	6,000	142%	0	8,494
8310 Travel expenses	0	0	0	50	0%	0	0
8320 Conferences and Training	103	0	103	0	n/a	896	999
8500 Misc expenses	3,837	0	3,837	0	n/a	0	3,837
8520 Insurance - non-employee	4,926	0	6,244	6,000	104%	0	6,244
8591 Bank and credit card fees	88	18	157	340	46%	124	281
9000 Workers Compensation	0	0	138	1,000	14%	0	138
Total Expenditures	\$67,955	\$39,192	\$160,545	\$568,162	28%	\$253,358	\$413,903
Capitalized Expenses	0	0	0	0	n/a	0	0
Net Revenue with carryover	\$9,337	\$4,380	\$80,713	-\$3,452		\$177,080	\$257,793

Harbor District, Inc.

September 2023 Financial Snapshot



Highlights
- Not included in the information above is an unrestricted \$25k pledge received in October from Greater Milwaukee Foundation.
- Unrestricted Net Assets to Fund Operations performed as expected through September. We expect the total to decrease October through December. This is a result of grant decision timing.
- Operating expenses are slightly above the monthly budget average due to the timing of the Harbor Fest event.

Balance Sheet Summary		
	2-mo Chg	Balance 9/30
Non-Fixed Assets	64%	\$ 671,081
Fixed Assets	-5%	\$ 1,236,277
Liabilities	137%	\$ 416,034
Net Assets	-3%	\$ 1,491,324

Milwaukee Harbor District Staff Report November 2023

Greenfield to KK Harborwalk (in front of Komatsu):

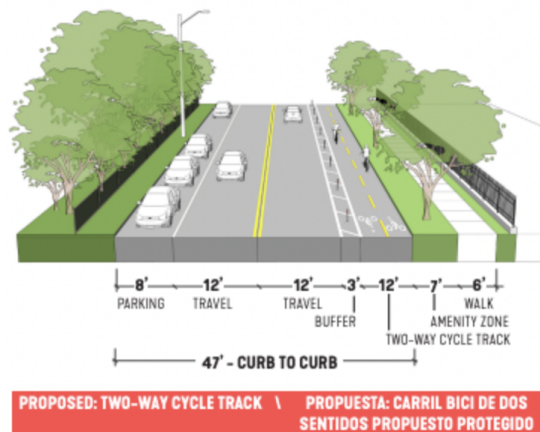
Briefing to be provided in meeting

West Bank Riverwalk:

No update since last board meeting. Waiting on decision from EPA.

Kinnickinnic River Bike Trail Connections:

Final recommended designs were shared at Harbor Fest and with Harbor District businesses. Construction and installation will begin in 2024. As a result of the project, a new bike lane layout will debut in the City - a protected cycle track - from West Pittsburgh Avenue to East National Avenue.



Riverwalk Habitat Projects:

This summer we installed 70 fish habitat structures at Boone and Crockett consisting of anchored brush. We have monitored them with video and seen noticeable fish active, so they do seem to be working! This was a new concept and will continue to monitor them to see how they are holding up.

Ecological Breakwater

Briefing to be provided in meeting

First Street Riparian Green Infrastructure

We received notification that we will receive a grant for \$528,385 from National Fish and Wildlife Foundation's Sustain Our Great Lakes program. Together with a grant previously awarded from MMSD that we helped the City apply for (\$345,512), this will get this project moving! After finalization of the grant, Aaron will begin the process to procure design and engineering services to start the project.

Riley Dual Language Montessori Green Schoolyard Project

Our partners at Milwaukee Public Schools and Reflo successfully completed the project! Aaron completed grant reporting requirements and we received reimbursement which is being sent to MPS.

Biodiversity Monitoring

Interns that Aaron worked with from Marquette University with Milwaukee Public Museum completed their fieldwork. They presented their findings about dragonfly diversity at Harbor Fest. Their data collection included surveys at the future Riverwalk adjacent to Komatsu, which we will compare to post-construction surveys.

Habitat Improvements along the KK River Trail

Aaron has begun fall season buckthorn management. This year we are partnering with Great Lakes Community Conservation Corps that has a small crew of youth working one day a week. This is one of several projects they are working on. Removing buckthorn is good for habitat, making room for native plants but also helps people to feel safer by improving sight lines.

Harbor View Plaza

To combat graffiti inside the play structure BID 51 committed \$5000 for local mural artist Drew York, aka 1000 Beans, to paint the inside of the play structure. Drew is currently in the process of developing concepts with the hope of painting before cold temperatures prohibit it.

Community Sciences Boxes:

The third and final Community Science Box has been installed at the Milwaukee County boat launch located at 600 S Water Street. To date, MHD has distributed: over 300 books; over 300 maps, field guides, journals; 40 DNR supplied materials; and over 150 play-type items (sunglasses, shirts, magnifying glasses, etc.). The Community Science Boxes were sponsored by Green Tree Garden Club.

Harbor Fest:

Harbor Fest 2023 was great! If you haven't seen them - here are the [recap video](#) and [photos](#) of the day. Please fill out the feedback form if you have suggestions.

2023 Harbor Fest by the numbers

- 38 [Sponsors](#)
- 55 Volunteers
- 9 Performances
- 75 [Vendors and Community Partners](#)
- 4,276 Attendees

Save the Date for the 2024 Harbor Fest: Sunday, September 29th, 2024

Summer en La Plaza:

The 2023 Summer en La Plaza was a huge success! We estimated close to 1,000 people came to the 10 events. BID 51 has agreed to sponsor the 2024 series so we will begin our process for selecting new partners in January.

Community Outreach:

Yaa been spending time in the District over the last few weeks and has meet with 20 businesses to begin formulating the strategies and efforts we can do to help our businesses thrive.

Nora has been meeting with other community outreach professionals from Milwaukee County Parks, Marquette University, the Parks Foundation, ECO, Journey House, VIA and Walker's Point Center for the Arts to see what ways the Milwaukee Harbor District can collaborate with them as she continues to plan for 2024.

The Harbor District also celebrated their first ever Day of the Dead with a community altar and bonfire. Community members were invited to add a picture of a deceased loved one or add their name to the altar to honor them. Nora also worked with 3rd and 4th graders from Journey House's CLC program to make a Day of the Dead quilt for the altar. We had a great turnout for the community bonfire! We estimate more than 50 people attended the community bonfire event who enjoyed s'mores by the fire, champurrado, a history lesson on the Day of the Dead by the Milwaukee Public Museum, and the showing of Disney's Coco! We estimate more than 50 people attended the community bonfire event.

In partnership with Focus on Energy and ECO, Nora attended the Journey House CLC Family night on Wednesday, November 8, where they presented on ways families can save money on their energy bill this winter season.

The next Neighborhood Advisory Meeting will take place on Monday, December 11. There will be a presentation by WaterMarks and Focus on Energy to inform residents of the resources available to them.

Social media:

Harbor District in the news:

July 2023
DeLong Ribbon Cutting
DeLong Ribbon Cutting
Foamation bought by Packers
Soybean Plant Crusher
August 2023
EPA'S 40th Great Lakes Survey on the Guardian Vessel
A 576-unit, \$197 million Harbor District affordable housing development seeks city cash
Bridgewater offers new Brunch

Affordable Housing plan seeks \$9 million from City
Proposed Breakwater
\$197 million affordable apartment development gains first OK for Milwaukee incentive
City financing for 576-unit affordable apartment development first approval
September 2023
New Development Opportunity in the Harbor District
Beer Festival at Kaszube's Park
Sturgeon Fest
Harbor Fest
Harbor Fest
October 2023
Port Concerns about I-794 removal
\$450 million sediment cleanup
\$450 million sediment cleanup
\$450 million sediment cleanup
Harbor View Plaza made it on the Travel Lens list for 22 free places to visit in Milwaukee
New bakery and cafe to open at the River one Development
November 2023
DeLong Company receives federal grant from US DOT for expansion project